

# the Gazette

*A Newsletter of the College View Estates Association*

## Gloomy Weather Didn't Dampen Block Party

After the hottest ever block party last year, this year brought grey skies and some drizzle. Luck was on our side as the heavy sprinkling let up just before the party started and resumed as we were closing down. But spirits, friendship, and culinary competition remained high!

*(continued on page 3)*



Chili contestants: Wendy Stillmeyer, Randy Taggart, Gary DeBusschere, James Vickers, and Kurt Hoeger.



Dessert contestants: Jean Hoeger, Michelle Hoeger, Matt and Katrina Powell, Marialuisa Kaprielian, Ann Cottrell, and Sierra Sharp.

## Save on Solar

Would you like to watch your electricity meter run backward, stop paying SDG&E for electricity and help curb global warming? Solar panels do it all. If this sounds good, but the cost concerns you, there are a number of programs to help save.

One way to save on solar installation is with a group discount. A new organization, One Block Off The Grid (1BOG), lets you do just that. When enough people in a city sign up with them for solar installation they negotiate a volume discount with a reputable solar company, saving 10-20%. 1BOG is just finishing a "round" in San Diego and plans another in late summer. Go to their website for lots of information on solar power in general and this program in particular ([www.1bog.org](http://www.1bog.org)). If you are vaguely considering solar power sign up and find out what it might cost; there is no obligation.

Numerous cost saving measures/rebates are available at the federal, state and local level. In addition, San Diego is one of the California cities with a municipal solar financing program which allows homeowners to pay for solar panels through property tax bills over 20 years. All of these are available whether you work through a group discount program such as 1BOG or proceed independently.

## 50% and Climbing!

CVEA membership has reached 50% of households! The reasons for this astounding support (5% is good for most neighborhood associations) can be found in the recent SCN survey. The question "what do you like about CVE?" produced these answers from a vast majority: CVE is an unusually friendly neighborhood with a strong sense of community. Other positive answers were: quiet, small, secluded, safe, and many choose to live here because of the location, and proximity to SDSU and Hardy Elementary school. *(More on SCN on page 3)*

**Police non-emergency call 531-2000**

Call this number to complain about noise, a mini-dorm party, or any other police non-emergency. To formalize the complaint, give your name to the dispatcher on the phone. All names are confidential and will not be released to the offending party.



## Beautification Update

By Joe Jones, Beautification Chair

### Recycling Event

The Beautification Committee organized another successful CVE community curb side cleanup and recycling event July 11. We hope everyone benefited from this opportunity to clean out.

### Remington Island

The city has approved placing an island and community name sign at the Remington entrance to CVE. This will identify our great community and separate it from campus. It will increase safety for the guards who stand there during big SDSU events, and might reduce traffic speed. The money is coming from funds reserved for traffic management when COX Arena was built.

### 140 Trees!

Since our first tree planting event in 1994, your Beautification Committee has planted 140 new parkway trees in CVE. Due to budget cuts, the city no longer provides free trees, but with the help of the Urban Corps we will be able to continue this important beautification and property value improvement program.

## CVEA Congratulates Its 09 Grads!

### High School

**Will Aguado**, Patrick Henry, will do political science and legal studies at UCSC.

**Molly Driscoll**, Our Lady of Peace, will study business at SDSU

**Hannah Green**, Patrick Henry will attend UCSD and has been accepted to UCSD Medical School for 2013.

**Cheyne Hoke**, Patrick Henry

**Rachel Hornbake**, San Diego High International Baccalaureate, will study photography at the Brooks Institute in Santa Barbara.

### Bachelor Degrees

**Skyla Barnes**, BA in business-USD, is now an accountant at Sempra Energy.

**Michelle Hoeger**, BA in Criminal Justice - University of Mississippi, will pursue an MA in Criminal Justice at SDSU.

**Marcel Kasmer**, BA in business - SDSU is working at Qualcomm

### Graduate Degrees

**Alex Khalil**, PhD in music, UCSD where he continues to teach classes.

**Cameron Tabler**, M.Ed. Postsecondary Administration and Student Affairs USC.

## "Mini-Dorm" Report

By Ann Cottrell

Community activism paid off in legislation governing homes in single home residential districts (RS1) including the rooming house ordinance (RHO), residential high occupancy permit (RHOP) and new building codes. These apply to all homes in RS1 zones throughout the city, but most affect high occupancy rentals. New codes and ordinances are summarized on the city's website at <http://www.sandiego.gov/development-services/industry/minidorm.shtml>.

The focus now shifts to enforcement. Some landlords are conforming to new regulations. Others continue to violate new codes/ordinances. The most common violations are garage conversions, illegal room division, paving too much front yard, insufficient parking for 6+ adults, and tenants subleasing. Neighborhood Code Compliance Department (NCCD) Officers have given many warnings for such violations and some civil penalties for failure to correct violations. The Police Department's CAPP program and especially the \$1,000 administrative fine for excessive disturbance have effectively reduced excessive noise.

The Code Enforcement and Nuisance Rental Properties (CENRP) committee of the College Area Community Council facilitates enforcement of codes and ordinances. Presently it is working with NCCD and the City Attorney's office to clarify enforcement standards. CENRP is a liaison between College Area residents and city code and law enforcement offices. Anyone with concerns about code violations or tenants engaging in disruptive behavior should contact Ann Cottrell, CENRP chair or Jean Hoeger, CVEA Code chair (see contact list) to learn what is and what is not a code violation (some disturbing behaviors are not code violations) and how to proceed in dealing with these problems.

Neither NCCD nor SDPD can respond to violations unless someone points them out. In the case of excessively noisy parties call the SDPD non-emergency number (531-2000) at the time of the violation. Report lower level but on-going disturbance to police non-emergency number with detailed information on nature and times of disturbances. Be sure to record incident numbers for each call. Violations of RHO, RHOP and building codes should be reported to NCCD (236-5500) after you have tried to resolve problem with neighbors. Refer code violations visible from the street, (illegal off-street parking, trash cans on the street too long) to SDSU's Code Compliance liaison, Tim Anderson. This information and a lot more can be found in Successful Community Living, a booklet available from CENRP.

## Emerald Working for Us

Marti Emerald, our City Councilmember, came to the April CVEA meeting to hear our concerns and introduce her staff. Cynthia Harris is the District 7 liaison to the College Area. Cynthia is very responsive to our concerns. (see Contact information list.)

In response to requests from the CACC Nuisance Rental Committee Emerald has hired an intern to investigate Sober Living/Transitional living facilities in the College Area. While this is not yet an issue in CVE, such unregulated houses are proliferating in the College area. This concerns us because these often locate in unrented or foreclosed "mini-dorms".

Emerald has asked CACC to prioritize their College Area concerns. CACC board identified:

- 1) Nuisance rental property issues, including adequate enforcement by the City Attorney's Office and Neighborhood Code Compliance of ordinances to deal with them.
- 2) Traffic issues, especially Montezuma, College, and Alvarado.
- 3) Updating College Area Community Plan including adequate provision for community parks, green spaces and bike lanes as well as updating the housing element with current student housing trends and needs.

SAVE THE DATE!

CVEA's 20th Annual *Progressive Dinner*

Saturday Oct 17, 5:00-9:15

For more information call Lisa Vickers at 287-8678.





## Block Party *(continued from page 1)*

The 100+ neighbors and families had a fine, dry and cool party. Residents were joined by a number of individuals who grew up in the neighborhood, many bringing happy grandchildren in tow. San Diego Craftsman sponsored jumpee-slide combo and the 65' long obstacle course which saw a lot of activity from toddlers to at least one septuagenarian. Michelle Hoeger was the first one to complete the "get to know the neighbors" questionnaire by correctly identifying neighbors who fit a great variety of categories: published, original home owners, have solar, musician, artist, athlete, etc.

As usual the chili contest and dessert bake off were hugely popular and the awesome entries in both events made for difficult vote casting. This year's chili champ was James Vickers' "Top Shelf Chili", with Randy Taggart's "Taggart's Tempestuous Chili" and Gary DeBusschere's "Kayak Chili" a very close 2nd and 3rd. A dynamic brother and sister team, Matt and Katrina Powell wowed the crowd with their Croissant Bread Pudding and Mexican Hot Chocolate. Jean Hoeger's Winter Pudding took 2nd and Ann Cottrell's Spring Fling Strawberry Pie was 3rd.

Our own CVEA DJ, Dino Richardson, kept things lively with music and commentary. In years past, we have borrowed a large BBQ grill from SDSU. This year they gave that grill to us to keep. After some detailed refurbishing from Kurt Hoeger, the grill is better than ever! Kurt, along with Bill Willoughby kept the coals hot and hamburgers and hot dogs grilled to perfection. Many thanks to these grillers, and to Don Cottrell, Henry Bertram, Gary DeBusschere, James Vickers, Rene and Marialuisa Karprielian, Jordan Richardson, and Neils King for helping set up/break down the event and to Marlene Greenstein for her record keeping of names for chili/dessert contestants and winners. A special thanks to Henry Bertram and Beverly Butler (San Diego Craftsman) for sponsoring the inflatables. Thanks also to the Block Party committee: Gary Campbell, Ann Cottrell, Jean Hoeger, Joe Jones, Dino Richardson, Cindy Sharp, Lisa Vickers, Alicia Wolf.

If you would like to borrow the large BBQ grill or the two 5 gallon coolers, call 582-9704 for the grill and 583-7003 for the coolers. CVEA members may borrow either.



### Croissant Bread Pudding

12 Croissants	1 tsp. vanilla
1 C sugar	5 eggs
1 stick butter	2.5 C heavy cream
1.5 tsp. cinnamon	3/4 C mini chocolate chips

1. Butter a 9x13 glass baking dish. Rip croissants into 1 inch pieces and place into baking dish, packing well.
2. In a food processor, pulse butter and sugar. Add cinnamon and vanilla and combine. Add in the 5 eggs and blend. Add the cream and blend.
3. Sprinkle chocolate chips over the croissants. Pour cream mixture over the croissants and press down. Let it soak for 10 minutes.
4. Bake at 350 degrees F for 35 minutes, covered with foil. Bake an additional 10 minutes without the foil.

*(For Top Shelf Chili recipe, email [globespan@sbcglobal.net](mailto:globespan@sbcglobal.net))*

## Stabilizing College Neighborhoods Project Report

*By Mike Jenkins*

Stabilizing College Neighborhoods (SCN), a committee of CVE neighbors (Ed Aguado, Beverly Butler, Ann Cottrell, Gary DeBusschere, Joe Jones, Mike Jenkins, and RD Williams) is exploring a market-based approach to resolving the mini-dorm problem in CVE. While city regulations are necessary for immediate control of the problem, we believe that the long term solution is to encourage and help SDSU faculty, staff, and other low to moderate-income families to buy homes in our community.

SCN has researched legal, financial, and market issues over the last 18 months to determine our best steps. We commissioned four research projects to help us: 1) SDSU's Aztec Business Alliance prepared a feasibility study, which narrowed our options for proceeding. 2) USD's Land Use Law Clinic did legal research on ways to invest in and hold properties to achieve our goal. 3) The Clinic also researched how to enforce our neighborhood's restrictive covenants and the documents for shared equity agreements.

Most recently, 4) the SDSU Business Alliance prepared a business plan. The survey of CVE residents, which many of you filled out, had a good response rate and provided useful planning information. The survey revealed that CVE is a stable and concerned community; that 90% intend to live here at least 5 years; and that a majority are concerned about mini-dorm disruption. A survey of SDSU faculty and staff showing that 70% of respondents are not aware of our neighborhood indicates an important marketing need. The report's financial analysis concludes that the shared equity investment approach is the most financially sound way for us to support new buyers. The plan also recommends both an organizational model and a marketing strategy for SCN to pursue its goal of attracting new neighbors to CVE and helping them buy a home here.

SCN will now start the hard part of implementing the business plan. If anyone is interested in obtaining a copy, contact Mike Jenkins at 619-871-7498 or [eradbami@cox.net](mailto:eradbami@cox.net).

## Invitation and Street Closure

Join us for the grand opening of SDSU's newly constructed Parma Payne Goodall Alumni Center, with a formal dedication from President Weber, and the unveiling of the new Emperor Montezuma statue. An open house and refreshments will follow. Saturday, October 17 from 11 a.m. to 12:30 p.m.

55th Street between Hardy Avenue and Remington Road will be closed from approximately 8a.m. to 1:00 p.m. on the day of the event. Lindo Paseo, Hardy Avenue and Remington Road will be open to traffic as usual.

## MEETING OUR NEIGHBORS

### Rosary Nepi, CVEA President



Rosary is best known here as CVEA President, a role she has filled for over two decades. She has watched CVEA transform from a social group on the west side of CVE to an organization working to maintain community well-being for all of CVE while continuing social activities. She vividly recalls issues which galvanized the community such as opposition to Cox Arena's

location, efforts to close the Remington Road entrance, student parking and mini-dorms. Rosary's other community activities include the CACC board and its committees (18 years), College Rolando Library Board, and president of an organization supporting the Osteopathic Center for Children & Families.

When Rosary and her parents built their home at Walsh and Drover 50 years ago most of CVE had been developed, but Drover, Dorman and Bixel were vacant lots. A small stream ran down the valley that is now College Gardens Court and small planes used the Alvarado Estates air strip.

Rosary started college in Detroit, her childhood home. She finished at Immaculate Heart College in Los Angeles, did an MA at SDSU and a Ph.D. in Human Behavior at United States International University, studying with famed psychologist Carl Rogers. Among her challenges as an elementary school teacher and principal was accommodating the baby boom. Schools were so crowded one elementary school was only K-2. When enrollment at one of her schools far exceeded available space that school was divided so she supervised four locations – College Grove, Linda Vista and Aero Drive! In response to continued crowding she developed one of the first four-track year round schools and she also was an early special education teacher.

Six years ago Rosary married CVE neighbor, Joe Prebonich. He had moved to his home state of Minnesota, but the attractions of San Diego, and Rosary, brought him back.

## Neighbor's Water Savings Tips

At a recent CVEA meeting, neighbors shared these successful water conservation measures:

Marlene and Herb Greenstein report significantly reducing water use by replacing their old shower head (5.5 gallons per minute) with a new one using only 2.2 gpm. They got this free from the city, along with a water saving faucet aerator for the kitchen sink and two for bathroom sinks. Call the SD. Water conservation hotline at 570-1999 to make an appointment to get these replacements and for them to survey toilets and faucets for leaks.

Randy Taggart points out that some CVE homes tend to have high water pressure. Installing a pressure regulator will save water due to irrigation over spray, enable emitters to function more efficiently and protect indoor pipes and fixtures from unnecessary wear. Thoughtful programming of your irrigation controller as well as incorporating newer distribution methods (i.e. drip systems and rotary nozzles like the Hunter MP Rotator®) can increase efficiency and control delivery with less waste. Randy, a landscape professional, is willing to meet with CVEA members to discuss these issues. Call Randy at 322-8066 or email him at [randy@outsidematters.com](mailto:randy@outsidematters.com).

College View



Estates Association

### CVEA Officers and Committee Heads

<b>President</b>	Rosary Nepi <a href="mailto:rnepi@cox.net">rnepi@cox.net</a>	582-5976
<b>Vice President</b>	Gary Campbell <a href="mailto:CVEAvp@aol.com">CVEAvp@aol.com</a>	255-3584
<b>Treasurer</b>	Ann Cottrell <a href="mailto:acottrell@mail.sdsu.edu">acottrell@mail.sdsu.edu</a>	583-7003
<b>Secretary</b>	Lisa Vickers <a href="mailto:globespan@sbcglobal.net">globespan@sbcglobal.net</a>	287-8678
<b>Beautification</b>	Joe Jones <a href="mailto:jones919@netzero.net">jones919@netzero.net</a>	582-8532
<b>Hospitality</b>	Marialuisa Kaprielian <a href="mailto:mlkaprielian@sbcglobal.net">mlkaprielian@sbcglobal.net</a>	582-0222
<b>Code Compliance</b>	<a href="mailto:neighborhoodcodecvea@cox.net">neighborhoodcodecvea@cox.net</a>	

### Important Phone Numbers & Websites

**San Diego Police** Non-emergency 531-2000

**Community Relations Officer Dean Thomas**

619-516-3009 [dmthomas@pd.sandiego.gov](mailto:dmthomas@pd.sandiego.gov)

**SDSU Police** 594-1991

**Fire Department** non-emergency 533-4400

**Residential Stickers** (small white hexagon for rear view mirror)

Nancy Lopez 594-5937

**CAPP Coordinator**

Andrea Reis 516-3055 [aries@pd.sandiego.gov](mailto:aries@pd.sandiego.gov)

**SDSU Good Neighbor Program** 594-7233

**SDSU Code Enforcement**

Tim Anderson 594-0433 [tim.anderson@sdsu.edu](mailto:tim.anderson@sdsu.edu)

(trash, parking in yard, violations visible from street)

**Neighborhood Code Compliance** 236-5500

(violations not visible from street)

**College Area Community Council (CACC)**

[collegeneighborhoods.com](http://collegeneighborhoods.com)

**CACC CENRP**

**Code Enforcement and Nuisance Rental Property Committee**

[cenrp@collegeneighborhoods.com](mailto:cenrp@collegeneighborhoods.com)

(report code violations and on-going nuisance behavior)

**Building Records Dept.** 446-5200

(to see if work has a permit)

**Council Member Marti Emerald**

236-6677 [martiemerald@sandiego.gov](mailto:martiemerald@sandiego.gov)

Cynthia Harris 619-533-5897 [crharris@sandiego.gov](mailto:crharris@sandiego.gov)

(including illegally parked and abandoned cars, stolen property report)

**Mayor Jerry Sanders**

236-6330 [JerrySanders@sandiego.gov](mailto:JerrySanders@sandiego.gov)

**National Conflict Resolution Center** 238-2400

(for mediation)

**Street Division** 527-7500

(streets, traffic signals, sidewalks, parkway trees)

**Vehicle Abatement** 858-495-7856

(abandoned or inoperative vehicles in yard or street)

**Environmental Services** 858-492-5055

(litter, trash)

**Weed Abatement** 533-4411